

ALL RESPONDENTS

CANNABIS AD-HOC COMMITTEE PRESENTATION OF SURVEY FINDINGS TO THE PLANNING BOARD - NOVEMBER 14, 2018

QUESTION 7 Thank you for your participation. If you'd like to share your thoughts or make comments, please do so here:

CANNABIS AD-HOC COMMITTEE NOTE: The comments below have been transcribed verbatim from the original survey instruments. However, if a respondent wrote their name or other personal identifier or wrote an obscenity on their survey, those were redacted. The full un-redacted comments are available by request at New Marlborough Town Hall.

- 1 Sorry, but.....having trouble marking boxes in every case, it depends. I'm fine with any reasonable business or private entertainment including cannabis but NOT fine with increased trouble, crime, traffic, road damage, civic unrest, etc and have no idea which of these options would include any of this trouble. Research/data on how this has works for similar communities would help, but.....I suppose there isn't any yet. Are we tasked with guessing? Thank for your work.
- 2 I would be inclined to keep it minimal within the reaches of what is already being done "underground"
- 3 If possible write bylaws to restrict ownership and employees to NM residents.
- 4 I would like to thank Mr. Doern for his very complete presentation that I viewed on the internet. (Name redacted)
- 5 To preserve the beauty and unique aspects of a very special part of this country this kind of endeavor should be discouraged in rural residential areas.
- 6 We should keep as much as control as possible including the size of the businesses that are allowed.
- 7 No good can come of our town becoming a grower, vendor, researcher, tester, thank you.
- 8 NM NEEDS new businesses. This seems like a new way to participate in the future cannabis economy.
- 9 We are already in a great "opioid crisis" what genius things we need to add more drugs to our problem? Ridiculous!
- 10 Or drug problem in this country is already out of control
- 11 We need to bring in more business to our town!
- 12 Potential bylaws should focus on improving/laying our host community standards and providing organic outdoor cultivation
- 13 How many marijuana related businesses would be allowed in town if the voters decide to allow them? I have experience with smoking pot for 20 years for back pain. I have been clean for 28 years Thank you for your work.
- 14 Thanks to the cannabis ad hoc committee for your excellent professional work on this issue
- 15 What I care about is that the business is physically attractive and fits in with the character of this area. It should look classy and therefore add to the appeal of our area.
- 16 I'm tired of the one percent getting what they want....
- 17 (Initials redacted)
- 18 (Initials redacted)
- 19 Generally I am against the legalization of marijuana but our town voted for it so here are my thoughts..I am in favor of allowing growing facilities with strict bylaws to protect the water table, the views from the road, the impact on the environment. The size of the operations I understand and know the state regulations for growers but we can add to screening, setbacks, etc. It would be such a shame if the Ormsbee farm would become a commercial grower. It would change the whole town character, just an example not thinking it's in the works.
- 20 Let it happen it's about time.
- 21 Bylaws should specify the location not types or rules for permits.
- 22 Thank you for asking the people of NM for their opinion on this issue! "We need more of this type of government!!!!"
- 23 Thanks greatly for the thought and effort the committee has devoted to gathering a consensus on the marijuana question.
- 24 Town of New Marlborough.
- 25 Respondent wrote in the margin next to Question 1: " Medical Only"
- 26 New Marlborough is to far from anywhere to warrant a retailer. Does not make sense. But all other businesses do.
- 27 Thank you to the entire committee!
- 28 New Marlborough should be used for agriculture, environmental conservation and wildlife!
- 29 Thank you for the survey!
- 30 Nice job planners

- 31 Thank you for all of your work
- 32 Thank you for this process it is very helpful
- 33 I don't love the idea of industrial buildings in New Marlborough. I think industry should stay in areas/towns that have designated industrial parks. In the big picture, I don't see the tax revenue beneficial enough to make this happen. I would rather pay more taxes than to accommodate marijuana businesses.
- 34 I moved to New Marlborough 14 years ago with our four children. I enjoy the fact that it has no internet and absolutely do NOT want a marijuana program in any way. There is plenty of room down in GB. There is no need for this in our small community. I especially do not support anything that will jeopardize our water system.
- 35 At very least to renew/possibly modify bylaws to customize but not restrict.
I strongly support writing new custom bylaws to allow marijuana business that is right-sized for our town and where an overlay zone establishes areas appropriate for such businesses. You are doing a great job. Thank you!
- 36 Revise current one zone into multi zones then place marijuana businesses. Focus should be less on use emphasis on the what and the where and the form that shapes the built environment. You should be spending your time on enabling walkable interesting and vibrant villages and controlling the consumption of the countryside.
- 37 I find this a bias survey
- 38 Thank you all!!
- 39 "Rock on"
- 40 It will create jobs and help with tax revenues.
- 41 Bring in the jobs to this area. Generate more tax money for our towns and maybe fix the roads.
- 42 What's this world coming too !
It seems to me that the risk/reward ratio doesn't make it worth introducing something so little is known about at this point into our community just for financial gain.
- 43 READ THIS ARTICLE: <http://www.ncregister.com/daily-news/rocky-mountain-low-the-downside-of-legalized-marijuana> and then tell me why any of us should want to invite this disease into our midst! This will be the death of NM.
- 44 This is a terrible idea. Look at Great Barrington. They have four dealerships already. As if the existing opioid crisis is not enough. This is a choice between our way of life and something that will change it. Every time towns engage with legalizing marihuana, there are consequences to the life of that town. If you bring it here, I will look to move somewhere else.
- 45 As someone who effectively underwrites the tax base of NM by virtue of using few town services but paying a greater % based upon residence value, it is critically important for townspeople to understand that we do not need the town. We choose to live here part-time because we value its quality of life. If townspeople are short sighted--and only see the potential revenue, then you are missing two rather important consequences. One, that the real estate value of NM is going down and two, that people such as ourselves will move elsewhere. The Broadband issue has already soured us on this town. If cannabis (and everything it entails) moves here, we will simply move away.
- 46 The special permit process did bring a result, which, temporarily prohibited the board of selectmen to do their job of approving or denying the permit. Public opinion was loud and clear because people banded together and brought a common voice to the BOS. Obviously, the decision didn't need to be made. As with any other special permit issue, if the townspeople feel a particular way about a permit request, then they should get together and raise their voice and attend meetings. If we bring in by-laws prohibiting then we have no more case by case decisions. I don't think these requests are going to be cookie cutter requests. Also, I really think a lot of people simply didn't want development in that location. This is a very different reason for changes to the bylaws pertaining to marijuana. New Marlborough is kind of odd in that respect. They don't seem to like to be told what to do with their property. Also, the dynamics of our population does not support most businesses to succeeding in New Marlborough. Probably half of our townspeople leave for the fall and winter. This leaves a lot of "locals" to support businesses and there simply aren't enough of us full timers to make things a go. So, I say leave things the way they are. The commonwealth has come up with a very long process and application for these types of businesses. Before people can approach us, they need to know that the commonwealth is going to be accepting of what they are proposing. Then let the public opinion take over for each situation. People will respond when they feel it is in their best interest to pay attention. Get us riled enough and we'll be heard! I wish people were this much riled up over broadband too.

- 47 The beauty of NM is, well, it's beauty. Lovely farms such as what the Mill River Farm and The Farm New Marlborough are, only add to the aesthetic of our town. And that aesthetic is what attracts people to our town, and those people buy homes, go to the restaurants, shop at the Mill River store, rent people's homes (e.g., Airbnb), enjoy culture such as the Meeting House events, and the Southfield Church. There is opportunity to cultivate businesses that are in alignment with what NM has stood for, for centuries. And that is beauty in nature, tending to the land, preserving the land; not building manufacturing plants and high volume retail facilities. It would be, in my opinion, devastating to the value of our town if we were to allow marijuana manufacturing, or really any manufacturing. If we are going to capitalize on anything, let's capitalize on NM's existing strengths (the open pastures, beautiful nature trails, small homespun businesses, farming). Let's encourage businesses that will only enhance this beauty, not take away from it. It has taken centuries for NM to become what it is. The natural course of life has left NM as a place of beauty to visit and find peace, whereas other towns such as Great Barrington and Pittsfield have become retail and manufacturing centers. That has been the natural evolution. Let's not destroy what NM inherently has come to be.
- 48 If we can allow unsightly solar fields certainly marijuana farming or facilities out of sight, which add to tax income can be regulated to be permitted
- 49 As stated in the meeting, my concerns are only upon the environmental impacts visavis clean water, air and traffic.
- 50 Great Barrington has 4 active facilities. The water aquifer cannot support this type of agriculture. And this little town's nature will change dramatically for the worse if we choose tax revenue over quality of life.
- 51 The large-scale growing and transporting of marijuana in the Town of New Marlborough is very likely not economically sustainable in the long term. Elsewhere there are better places to grow, better roads to transport, and more people to consume marijuana. These are not good businesses for our rural town. Decisions made for short-term financial gain will be detrimental to the town's well-being over time.
- 52 Follow the same laws as alcohol. If a manufacturer comes in we should maximize the tax revenue for broadband installation,
- 53 let's make sure that this doesn't overpower our small community. lets allow it but keep a low footprint
- 54 to preserve the natural, country-like feeling in New Marlborough, it is essential that "larger" grow, research, and other marijuana related enterprises be forbidden in our area. It will change the nature of the town. Glad the proposed large cultivation/production facility was halted earlier this year.....example of what should be prohibited!
- 55 ALLOW IT ALL!!!!
- 56 I support jobs creating activities but am very concerned about increased truck traffic on RT 57.
- 57 Regulations need to be clear and in place before broad permissions are given. We can't let the genie out of the bottle, and Then ask it to get back in. I would like to have a better handle on consumer use and testing (I.e. driving, workplace) and given that GB will have four facilities we have an example to watch right next door before NM makes any big moves.
- 58 Please keep the tone of our precious town the same. Once gone, it's gone forever.
- 59 Great job by the committee. Wish the broadband question was handled the same way. In fact, all major town decisions should be done this way.
- 60 There will be plenty of opportunities to purchase Marijuana in Great Barrington
- 61 As a tax revenue stream it would be short sighted to prohibit all such businesses.
- 62 I think new bylaws should be written, but should look to regulating commercial development in general, not specifically tuned towards a single industry.
- 63 Thank you for your hard work. I see no reason cut off any potential marijuana business to our town. But I do feel a new set of by-laws should be created to address this new industry.
- 64 I'm a young person, business owner, and a newer resident of Mill River. I don't see the future of NM in marijuana production.
- 65 Thank you, Dan
- 66 If this is the impetus to revisit planned zoning proposals like the one shot down by the town years back, that would be awesome and take on a broader more comprehensive approach to the town's future.
- 67 If our town can generate revenue through taxation of marijuana businesses, I'm all for it, as long as it doesn't create environmental or safety concerns for our town resources. Smaller boutique-style businesses strike me as a good compromise with those who might like to ban such businesses entirely.
- 68 these facilities that grow cannabis smell bad, use water and pesticides and have unsightly fences and security. We absolutely need bylaws to protect the town from these issues just like we did for solar. If we do this right then we can generate business AND protect our town and it's people.
- 69 thanks to all those contributing to developing thoughtful approach to planning for these opportunitites
- 70 I think seeing what has worked in other communities and what has not would be a good first step. Same with by-laws: There's a fair amount already out there to use as a foundation for any new by-laws.
- 71 Writing special zoning rules just for marijuana businesses is likely to take an inordinate amount of time and expense considering that the town has never seen a need to adopt differentiated zoning rules for most other uses. A better approach would be to consider adopting a modernized set of zoning rules that cover the various kinds of land use we can anticipate and have concerns about.

- 72 While I think all businesses should be allowed, I think the reality is that only certain ones will be attractive to potential business developers. My fear is that a few vocal people will yet again bully (a word used by several people I know) their way to getting what they want by yelling the loudest and trying to imposing new bylaws that will be unreasonable. As this process has played out, a whole group of "concerned citizens" claimed they wanted only to make sure that cannabis facilities moved forward in a reasonable way but used fear mongering (equating cannabis with fracking and a likely increase in crime), and unsubstantiated concerns of road deterioration, water usage and electrical grid issues... just to name a few, to try to actually fully stop the process. The crowing that was done on Maggie's list when they got their way was shameful and intimidating. To be clear, I do think some REASONABLE bylaws probably need to be created. In particular, I agree 100% that drastic or significant light pollution should be avoided by any potential facility. I am NOT worried about road use we have 18-wheel trucks going up and down the roads from Berkshire Mountain Water, we have landscaping and excavating equipment up and down our roads etc. I think no additional screening laws should be imposed. If we are going to change the rules on what can and can't be seen from the street, then those rules should be applied to all eye-sores in the town and not just cannabis facilities ... and good luck trying to have this town agree on what is an "eye-sore". I am on the fence re water usage. On the CT side of our town, we have CT watershed protected area, and we have a water bottling company in our town. My suspicion is that our water table is hearty and can handle additional water use, but I agree that we need a clear understanding of the water use of a facility but without the fear mongering from earlier when people were tossing out numbers of gallons per day or per plant (which may or may not have been accurate) but with no corresponding basis of what that meant in terms of available water to our town ... was it .0001% or 20% ????? Depending on the scale and type of business(s) I think our town should get something back. Whether that is money for a certain # of years, the guarantee of 1? 2? 3? full-time or part-time jobs? etc. etc. I thank you for the opportunity to share my thoughts and for it being anonymous.
- 73 We need new bylaws on many issues.
- 74 (Obscenity redacted) the haters, mate. Stay your course.
- 75 At this point I would like more information. The legalization of marijuana in the Commonwealth is a done deal. However this is a nascent industry and at this point it is impossible to know how it will all shake out. I personally see no reason to have ANY pot related activities in town unless then contribute to the tax base in a meaningful way. Rather than speculating on how it will all shake out, if it were possible to craft meaningful bylaws that addressed every class of activity, that would allow us to go forward with the confidence that we were in control of our destiny, and to evaluate future opportunities as they come up. I wouldn't be against restricting some activities (might need more info to judge) if they are clearly not in keeping with our rural character, but if good bylaws can be crafted for each use, I'd probably prefer that approach.
- 76 I would like to thank the committee for its hard work!
- 77 Thank you for doing this survey and the study.